

FOR LEASE

1020 Tenth Street
Modesto, CA 95354

Suite 102 ±3,108 USF, 3,133 RSF

Suite 315 ±3,126 USF, 3,782 RSF

\$/SF Negotiable



Property Highlights

- Outstanding office space
- Professional and well maintained
- Central downtown location:
 - Next door to Stanislaus County & City of Modesto Offices
 - Gallo Center for the Arts - 4 minute walk
 - DoubleTree Hotel - across the street
 - Modesto Centre Plaza - across the street
 - New Stanislaus County Courthouse - 7 minute walk

This Class A office space is situated in the heart of downtown and offers unparalleled convenience with easy access to a variety of dining and entertainment options. Free employee parking in adjacent public parking garage with visitor validation privileges.

Inside, you'll find private offices and conference rooms that are move-in ready. Whether you're a small startup or a large corporation, this space has everything you need to get to work right away. Plus, the high visibility location directly between 10th street place and Modesto Centre Plaza ensures that your business will be noticed.

Don't miss out on this incredible opportunity to establish your business in a prime downtown location. Contact us today to schedule a tour of this exceptional Class A office space.

CONTACT:

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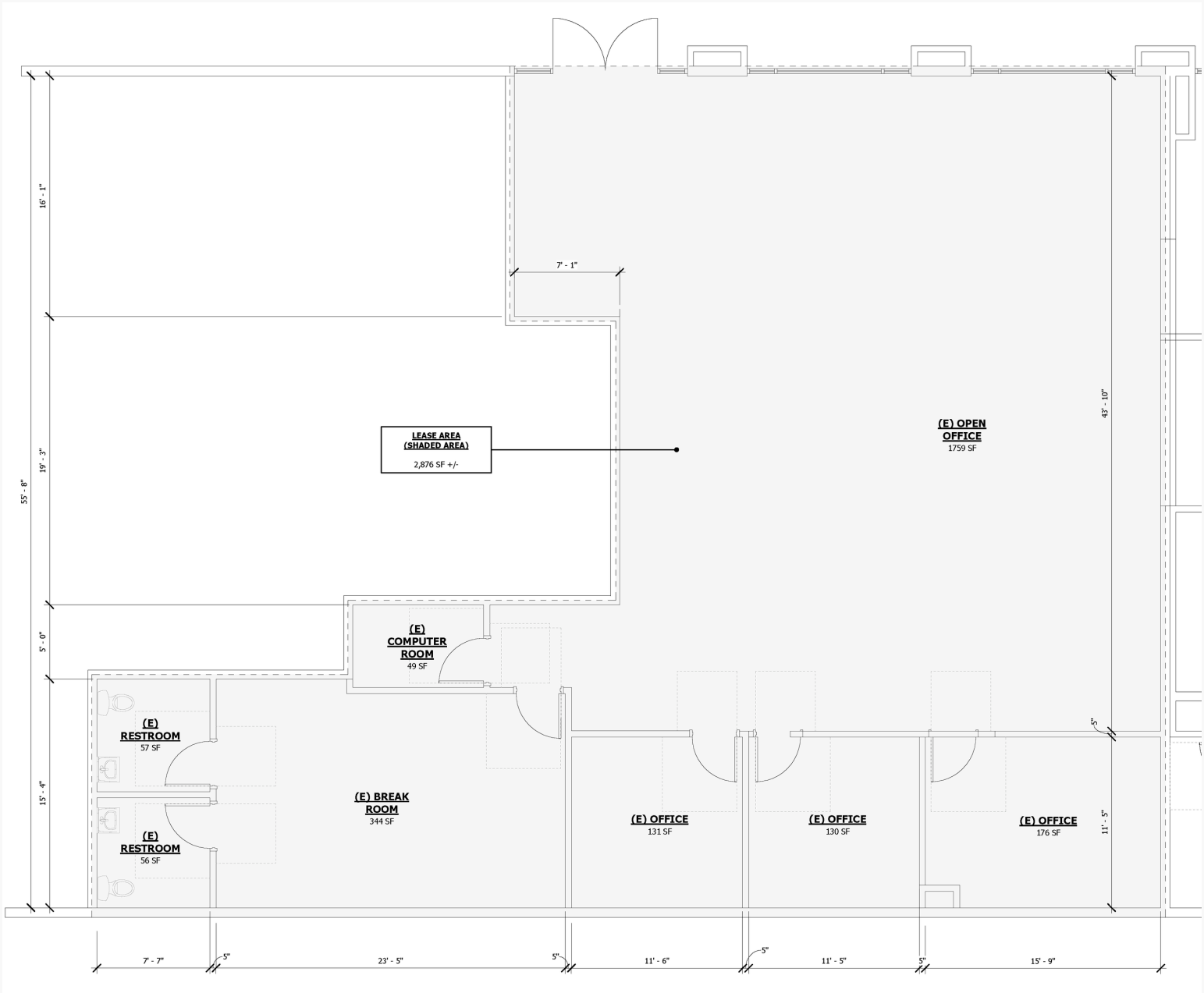


Suite 102 - 3,133 RSF Available Now

First floor space in great 10th Street location

Large open space with three offices and large breakroom

Two private restrooms



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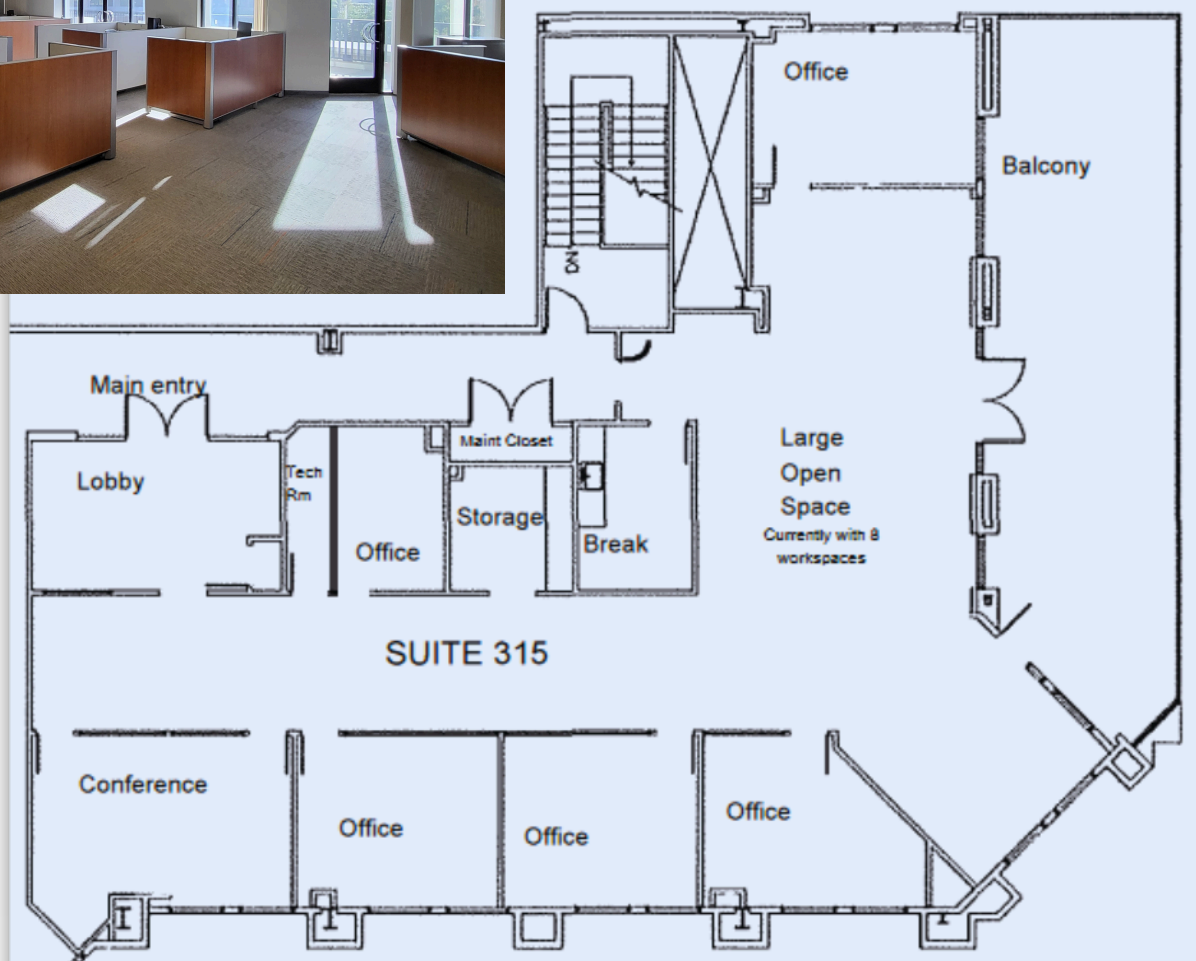


Suite 315 - 3,782 RSF Available Now

5 Built out offices, conference room, break room, lobby

Balcony overlooking Tenth Street Place

Fully Furnished



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